

# DRAFT

## Minutes of PUBLIC HEARING

Public hearing held by the Plan Commission, Town of Holland  
Sheboygan County, Wisconsin

Date: Monday, August 2, 2010  
Time: 7:00 p.m. scheduled, 7:03 p.m. actual start time  
Place: Town of Holland Hall, W 3005 County Road G

Public hearing on an ordinance that repeals the entire zoning ordinance of the Town of Holland and recreates the zoning ordinance to bring it into conformance with the Town's 2030 Comprehensive Plan

An audience of about 20 persons was attended the public hearing. Chairman Donald Becker made an introductory statement before turning over the facilitator's role to Jamie Rybarczyk of Foth consultants. Jamie distributed a handout summarizing the proposed zoning ordinance and its differences with the existing ordinance, and he spoke throughout the presentation. More than a year's work by the Plan Commission has preceded this public hearing.

Questions and comments from the Public:

Dan Schueller inquired about how the proposed zoning ordinance might affect his plan to divide his A-5 land and sell 3 acres to a prospective buyer.

Ruth Schueller inquired about the minimum acreage for A-5 parcels under the proposed zoning ordinance.

Dan Posthuma commented as follows:

1st: I think that the definition for PRINCIPALLY ENGAGED needs to be better defined. May need to include a minimum gross agricultural income or require the principle wage earner to earn 50% from agriculture.

2nd: Animal units are referenced in the zoning districts. Permitted animal units are already defined and do not need to be referenced to artical V. New buildings will need a permit and animal units considered conditional use need a permit but permitted animals (example of 3 horses on a A5 lot or 40 cows on a large A1 parcel) should not require a site plan and plan of operation permit.

3rd: Home occupations are described as permitted and conditional use in the zoning districts but in artical VII they are described as Home occupations requiring a site plan and plan of operation permit and Home occupations requiring a conditional use permit. Permitted Home occupations should be defined and should not require a site plan and plan of operation permit if they fit in the residential property and residential setting and do not require additional space or traffic.

Craig Droppers inquired whether the Town would have to wait for State of Wisconsin/DATCP on the enactment of the proposed zoning ordinance.

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At 7:44 p.m. came a motion from Jack Stokdyk to close the public hearing. The motion was supported by Dave Huenink and it passed by a unanimous voice vote.

Respectfully submitted,  
Syd Rader  
Clerk of the Plan Commission  
August 3, 2010